

lot 9

70 High Street Ruislip, Middlesex HA4 7AA

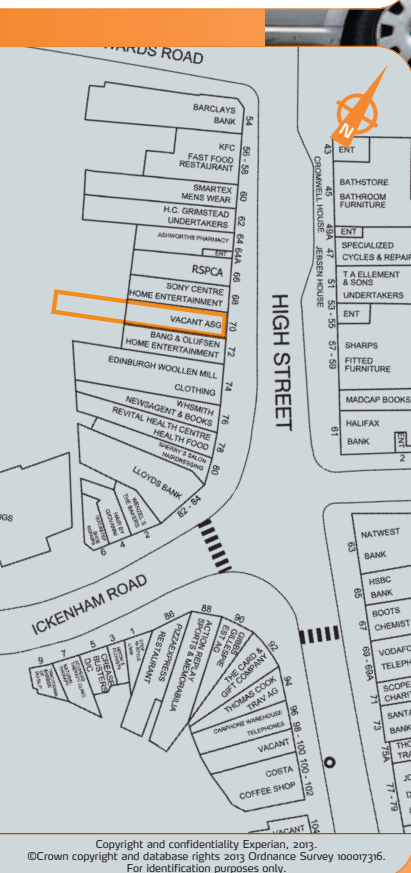
Rent
£36,559.66
per annum
exclusive
rising to
£41,769.03 p.a.

Freehold Retail and Residential
Investment

- Retail unit let to Baleday Ltd until 2025 with Fixed Rental Uplift in 2020
- Vacant two bedroom residential flat on uppers
- Located in a popular West London suburb
- Nearby occupiers include Halifax, WH Smith, Edinburgh Woollen Mill and KFC



On behalf of
Joint LPA Receivers



Location

Miles: 15 miles north-west of Central London
10 miles north-east of Slough
16 miles south-east of High Wycombe
Roads: A4180, B466, A40
Rail: Ruislip
Air: Heathrow Airport

Situation

The property is situated in the West London suburb of Ruislip, on the High Street at its junction with Ickenham Road (B466). Nearby occupiers include Halifax, WH Smith, Edinburgh Woollen Mill and KFC.

Description

The property comprises ground floor retail with a self-contained first floor two bedroom flat accessed to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be a **block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site.

Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	93.83 sq m (1,010 sq ft)	BALEDAY LTD (1)	13 years from 01/07/2012 until 30/11/2025 on a full repairing and insuring lease	£36,559.66	01/12/2020 (3)
First	Residential	2 Bedroom Flat				
Total Commercial Areas		93.83 sq m (1,010 sq ft)			£36,559.66 rising to £41,769.03 p.a.	

(1) Baleday Limited is a wholly owned subsidiary of Praesepe Holdings Limited. Founded in 2007, The Praesepe Group has in excess of 170 leisure outlets across the UK with brands including Cashino Gaming, Beacon Bingo and The Crystal Rooms (Source: www.praesepeplc.com 07/01/2016)

(2) The tenant is not currently in occupation of the retail unit and their lease is being marketed.

(2) The 2020 rent review provides a fixed uplift to £41,769.03 p.a.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP

Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

DENTONS

Seller's Solicitors:

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